

## IMPORTANT NOTICE TO APPLICANT:

**THIS APPLICATION CONSISTS OF TWO (2) PAGES. BOTH PAGES MUST BE COMPLETED AND SUBMITTED IN ORDER TO PROCESS**

Submittal deadline for this application and all associated documentation is Monday, 9:00AM. The fee amount will be calculated once this application is received and processed. In order for this item to be placed on the next available Plat Committee Agenda, the full correct fee must be paid no later than the following day, Tuesday, noon time. **Failure to submit this form and fees by the aforementioned deadlines will result in this item not being placed on the next available Plat Committee agenda.**

### **FOR OFFICIAL USE ONLY:**

Agenda Date: \_\_\_\_\_

Tentative No.: T- \_\_\_\_\_

Received Date: \_\_\_\_\_

Number of Sites : ( 1 )

## **APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT**

Municipality: UNINCORPORATED MIAMI-DADE COUNTY Sec.: 33 Twp.: 59 S. Rge.: 39 E. / Sec.: \_\_\_\_\_ Twp.: \_\_\_\_\_ S. Rge.: \_\_\_\_\_ E.

1. Name of Proposed Subdivision: DOWN SOUTH t-23767

2. Owner's Name: LENNAR HOMES, LLC Phone: 305-559-1951

Address: 730 NW 107 AVE, SUITE 300 City: MIAMI State: FL Zip Code: 33172

Owner's Email Address: pedro.portela@lennar.com

3. Surveyor's Name: AMERICAN SERVICES OF MIAMI, CORP. Phone: 305-598-5101

Address: 3195 PONCE DE LEON BLVD., #200 City: CORAL GABLES State: FL Zip Code: 33134

Surveyor's Email Address: ed@asomiami.com

4. Folio No(s): 30-6933-000-0090 / \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

5. Legal Description of Parent Tract: Portion of Section 33-59-39 (see attached)

6. Street boundaries: SW 264 ST AND SW 149 AVE

7. Present Zoning: RM (NCUC) Zoning Hearing No.: Z2004000460

8. Proposed use of Property:

Single Family Res.( 105 Units), Duplex( \_\_\_\_\_ Units), Apartments( \_\_\_\_\_ Units), Industrial/Warehouse( \_\_\_\_\_ Square .Ft.),

Business( \_\_\_\_\_ Sq. Ft. ), Office( \_\_\_\_\_ Sq. Ft.), Restaurant( \_\_\_\_\_ Sq. Ft. & No. Seats \_\_\_\_\_), Other ( 7 Sq. Ft. & No. of Units 7 )

9. Does the property contain contamination? YES: ☐ NO: ☒

NOTE: Attach list of all plat restrictions zoning conditions or any other declarations, restrictions, covenants that might affect this Tentative Plat.

Any soil groundwater or surface water contaminants exceeding standards or criteria outlined in local, state, and/or federal law, shall be disclosed. Furthermore, any portion of the of the property to be conveyed (including right-of-way) must be identified, and the receiving entity must be made aware of the contamination and accept the conveyance. Documentation of acceptance from each entity shall be provided with the plat application.

Be advised that Miami-Dade County will not accept the conveyance of contaminated property for right-of-way: right-of-way areas must be fully restored to applicable local, state, and/or federal standards or criteria.

Please note nothing stated herein may be interpreted to limit or restrict an engineer's or other professional's responsibility to prepare plans accurately and completely for proposed right-of-way as well as any other projects or plans. For proposed dedications of non-right-of-way properties, any soil, groundwater or surface water contaminants must be disclosed to the County Department at the earliest stage possible. The presence of any such contamination or delay in disclosure of such contamination could result in the County declining the acceptance of the proposed dedication, the need for the developer to reconfigure or change previously approved site plans, or conduct changes to the proposed development may be required. The applicant may contact the DERM Environmental Monitoring and Restoration Division at 305-372-6700 for additional information.



**THIS APPLICATION CONSISTS OF TWO (2) PAGES. BOTH PAGES MUST BE COMPLETED AND SUBMITTED IN ORDER TO PROCESS**

I HEREBY CERTIFY that I am the owner of the parcel(s) described in Item 5 and that the information contained in this application is true and correct to the best of my knowledge and belief. If applicable, attached is a list of all the restrictions/restrictive covenants and declarations in favor of Miami-Dade County. Attached is a copy of the recorded deed showing my acquisition of this land. In addition, I agree to furnish additional items as may be necessary such as abstract or Opinion of Title to determine accurate ownership information. Furthermore, I am aware that the use of a public water supply and/or public sewer system may be required for this development. If so required, I recognize that engineering drawings for the extension of these utilities must be approved by the appropriate utility entity and by D.R.E.R. prior to the approval of the final plat.

Pursuant to Florida Statutes 837.06, whoever knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his duty shall be guilty of a misdemeanor of the second degree, punishable as provided in FS. 775.082 or FS. 775.083.

STATE OF FLORIDA)

SS:

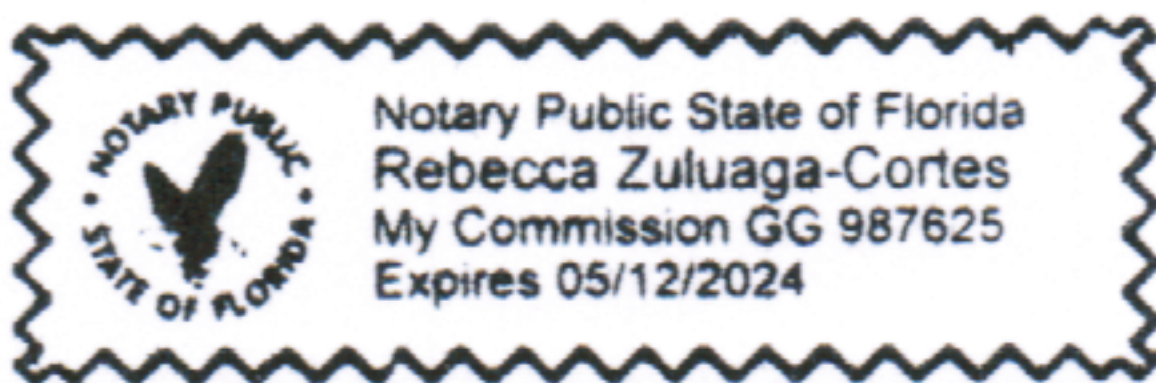
Signature of Owner: \_\_\_\_\_

COUNTY OF MIAMI-DADE)

(Print name & Title here): Greg McPherson, Vice President

BEFORE ME, personally appeared Greg McPherson this 9 day of September, 2021 A.D. and (he/she) acknowledged to and before me that (he/she) executed the same for the purposed therein. Personally known ✓ or produce as identification and who did (not) take an oath.

WITNESS my hand and seal in the County and State last aforesaid this 9<sup>th</sup> day of SEPTEMBER, 2021 A.D.



(NOTARY SEAL)

Signature of Notary Public: \_\_\_\_\_

(Print, Type name here: Rebecca Zuluaga-Cortes)

MAY 12, 2024

(Commission Expires)

GG 987625

(Commission Number)

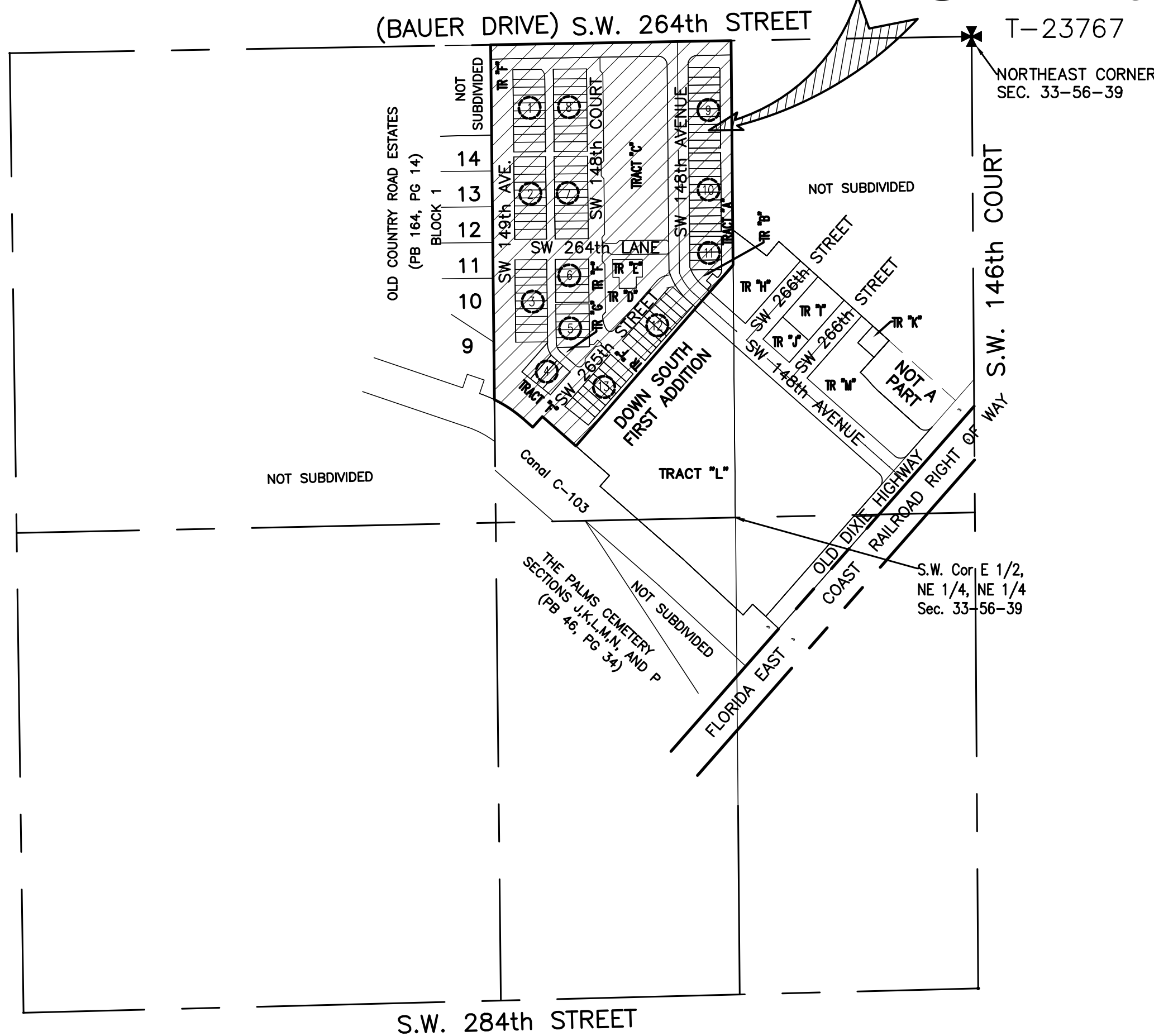
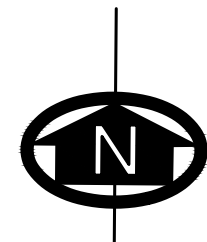
Note: The reverse side of this sheet may be used for a statement of additional items you may wish considered.



TENTATIVE PLAT  
**DOWN SOUTH**

A SUBDIVISION OF A PORTION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4  
OF SECTION 33, TOWNSHIP 56 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA,  
LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA

LOCATION MAP  
SCALE: 1"=300'



THE NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 56 SOUTH,  
RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA

**SURVEYOR'S NOTES:**

The southern side of the subject site lies within a Special Flood Hazard Area as defined by the Federal Emergency Management Agency; the Property lies within Zone "AH" of the Flood Insurance Rate Map identified as Community Panel No.120635-0593L bearing an effective date of September 11, 2009. Base elevation 9.00. The northern portion of the subject site lies within a Flood Zone "X".

Land Area of Subject Property: ± 13.85 Acres

The Property is zoned NCUC (Z2004000460)

The precision of traverse for this Boundary Land Title Survey is one part in 44,000.  
The minimum required precision is one part in 10,000.

Shown elevations are based on N.G.V.D. (National Geodetic Vertical Datum of 1929).

There are no visible Easements or rights of way of which the undersigned has been advised.

There are no observable, above ground encroachments (a) by the improvements on the subject property upon adjoining properties, streets or alleys, or (b) by the improvements on adjoining properties, streets or alleys upon the subject property.

Bearing shown hereof are referred to an assume meridian of S89°00'15"W. for the centerline of S.W. 264th ST. also being the North Line of NE 1/4 of Section 33, Township 56S, Range 39E, Miami-Dade County.

Dade County Flood Criteria = 6.5

Number of Lots: 105 lots.

Bench Mark used: Miami Dade County J-549-1, elevation 9.72 at N.W. Corner of Bridge over Canal C-103-N and Old Dixie Highway.

Development Information: 105 Townhouses and 7 Tracts.  
as per ASPR number A2016000034

TRACT "A" AND "F" Private Road (Ingress-Egress and Utility Easement)  
TRACT "B" (For the Installation of a Private Lift Station)  
TRACT "C" AND "D" (Park Site)  
TRACT "E" (Recreation /Clubhouse)  
TRACT "G" (Landscape Tract)

THIS DRAWING IS THE PROPERTY OF AMERICAN SERVICES OF MIAMI, CORP. AND  
SHALL NOT BE USED OR REPRODUCED, IN WHOLE, OR IN PART, WITHOUT  
PERMISSION OF AMERICAN SERVICES OF MIAMI, CORP.

NOTHING HEREON SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO  
ANYONE OTHER THAN THOSE CERTIFIED.

**DOWN SOUTH**

T-23767  
NORTHEAST CORNER  
SEC. 33-56-39

S.W. 146th COURT

S.W. Cor E 1/2,  
NE 1/4, NE 1/4  
Sec. 33-56-39

No.	TREE NAME	BOTANICAL NAME	D.B.H.	HEIGHT	SPREAD
1	TOOG TREE	BISCHOFIA JAVANICA	7.1'	35'	55'
2	TOOG TREE	BISCHOFIA JAVANICA	3.3'	30'	50'
3	TOOG TREE	BISCHOFIA JAVANICA	5.5'	50'	CLUMP
4	TOOG TREE	BISCHOFIA JAVANICA	6.4'	50'	CLUMP
5	TOOG TREE	BISCHOFIA JAVANICA	2.8'	50'	CLUMP
6	TOOG TREE	BISCHOFIA JAVANICA	1.2'	50'	CLUMP
7	TOOG TREE	BISCHOFIA JAVANICA	7.0'	50'	CLUMP
8	TOOG TREE	BISCHOFIA JAVANICA	5.3'	50'	CLUMP
9	TOOG TREE	BISCHOFIA JAVANICA	0.8'	50'	CLUMP
10	TOOG TREE	BISCHOFIA JAVANICA	3.2'	50'	CLUMP
11	TOOG TREE	BISCHOFIA JAVANICA	2.2'	50'	CLUMP
12	TOOG TREE	BISCHOFIA JAVANICA	1.6'	50'	CLUMP
13	TOOG TREE	BISCHOFIA JAVANICA	3.7'	50'	CLUMP
14	TOOG TREE	BISCHOFIA JAVANICA	8.6'	50'	CLUMP
15	TOOG TREE	BISCHOFIA JAVANICA	5.8'	50'	CLUMP
16	TOOG TREE	BISCHOFIA JAVANICA	9.5'	50'	CLUMP
17	STRANGLER FIG	FICUS AUREA	1.8'	50'	38'
18	TOOG TREE	BISCHOFIA JAVANICA	3.4'	50'	CLUMP
19	TOOG TREE	BISCHOFIA JAVANICA	2.7'	50'	CLUMP
20	TOOG TREE	BISCHOFIA JAVANICA	2.3'	50'	CLUMP
21	TOOG TREE	BISCHOFIA JAVANICA	8.6'	50'	CLUMP
22	TOOG TREE	BISCHOFIA JAVANICA	2.0'	50'	CLUMP
23	TOOG TREE	BISCHOFIA JAVANICA	1.3'	50'	CLUMP
24	TOOG TREE	BISCHOFIA JAVANICA	9.6'	40'	60'
25	TOOG TREE	BISCHOFIA JAVANICA	2.7'	35'	35'
26	TOOG TREE	BISCHOFIA JAVANICA	2.2'	40'	38'
27	TOOG TREE	BISCHOFIA JAVANICA	2.3'	45'	40'
28	TOOG TREE	BISCHOFIA JAVANICA	8.0'	45'	45'
29	STRANGLER FIG	FICUS AUREA	0.8'	30'	28'
30	TOOG TREE	BISCHOFIA JAVANICA	5.3'	40'	38'
31	STRANGLER FIG	FICUS AUREA	2.0'	45'	45'
32	TOOG TREE	BISCHOFIA JAVANICA	4.5'	35'	50'

**ENCROACHMENTS AND OTHER POINTS OF INTEREST:**

- THERE ARE NO VISIBLE ENCROACHMENTS OF THE SUBJECT PROPERTY
- THE SUBJECT PROPERTY IS WITHIN A FLOOD ZONE AE & X (SEE NOTE 1)
- THERE IS A 10' DRAINAGE EASEMENT ON THE WEST SIDE OF THE SUBJECT PROPERTY

**ABREVIATION:**

R/W Right of Way  
CBS Concrete Block Structure  
PB Plat Book  
PG Page  
Sec. Section  
(C) Calculated Dimension  
(M) Measured Dimension  
(R) Record Dimension  
(D) Description  
Conc. Concrete  
Ch.l.f. Chain link fence  
sq ft Square feet  
Δ Delta Angle  
R Radius  
L Length  
M Monument Line  
C Center Line  
P Property Line

**SYMBOL LEGEND:**

Fire Hydrant  
Water Valve  
Water Meter  
Catch Basin  
Manhole Drainage  
Unknown Valve  
Manhole Unmarked  
Manhole Sanitary  
Sewer Valve  
Sanitary Sewer Valve  
Overhead utility line  
Concrete Pole  
Cleanout Valve  
Concrete Light Pole  
Signal Mast Arm  
Guard Post  
Wood Pole  
Light Pole  
Single Support Sign  
Wire Pullbox  
Post Fiber Optic  
Electric Manhole

**LEGAL DESCRIPTION:**

A portion of the West 1/2 of the Northeast 1/4 of the Northeast 1/4 of Section 33, Township 56 South, Range 39 East, Miami-Dade County, Florida, lying Northeasterly of Canal 103 North and being more particularly described as follows:

Commence at the Northeast corner of the Northeast 1/4 of Section 33, Township 56 South, Range 39 East; thence South 89 degrees 00 minutes 14 seconds West along the North line of said Northeast 1/4 of Section 33 for a distance of 672.78 feet to a point of intersection with the East line of said West 1/2 of the Northeast 1/4 of the Northeast 1/4 of Section 33; said point of intersection also being the Point of Beginning; thence South 00 degrees 30 minutes 24 seconds East along the East line of said West 1/2 of the Northeast 1/4 of the Northeast 1/4 of Section 33 for 529.27 feet; thence continue South 00 degrees 30 minutes 24 seconds East for 102.87 feet; thence South 41 degrees 15 minutes 50 seconds West for 667.34 feet to a point on the Northeasterly Right of Way line of Canal 103 North; thence North 48 degrees 42 minutes 43 seconds West for a distance of 124.32 feet; thence South 41 degrees 17 minutes 17 seconds West, perpendicular to the last described course, for 40.00 feet; thence North 48 degrees 42 minutes 43 seconds West, perpendicular to the last described course, for 36.34 feet to a point of curvature of a circular curve, concave southwesterly and having a radius of 360.00 feet; thence northwesterly along said circular curve to the left through a central angle of 15 Degrees 24 Minutes 10 Seconds for an arc distance of 96.78 feet to a point of intersection with the West line of said West 1/2 of the Northeast 1/4 of the Northeast 1/4 of Section 33; last four described courses lying along said Northeasterly Right of Way line of Canal 103 North; thence North 00 degrees 36 minutes 51 seconds West along said West 1/2 of the Northeast 1/4 of the Northeast 1/4 of Section 33, for 992.78 feet to a point of intersection with said North line of the Northeast 1/4 of Section 33; thence North 89 degrees 00 minutes 14 seconds East along the North line of said Northeast 1/4 of Section 33 for a distance of 672.78 feet to the Point of Beginning.

**GENERAL SURVEYOR NOTES:**

THE SHOWN LEGAL DESCRIPTION USED TO PERFORM THIS BOUNDARY SURVEY WAS PROVIDED BY THE CLIENT.

SURVEY IS BASED ON RECORDED INFORMATION PROVIDED BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY OUR OFFICE.

UNLESS OTHERWISE NOTED, AN EXAMINATION OF THE ABSTRACT OF TITLE WAS NOT DONE BY THE SIGNING SURVEYOR TO DETERMINE WHICH INSTRUMENTS, IF ANY ARE AFFECTING THE SUBJECT PROPERTY.

THIS SURVEY IS EXCLUSIVELY FOR THE USE OF THE PARTIES TO WHOM IT WAS CERTIFIED.

THERE ARE NO VISIBLE, ABOVE GROUND ENCROACHMENTS (a) BY THE IMPROVEMENTS OF THE SUBJECT PROPERTY UPON ADJOINING PROPERTIES, STREETS OR ALLEYS, OR (b) BY THE IMPROVEMENTS OF THE ADJOINING PROPERTIES, STREETS OR ALLEYS UPON THE SUBJECT PROPERTY OTHER THAN THOSE SHOWN ON THIS BOUNDARY SURVEY.

THERE ARE NO VISIBLE EASEMENTS OR RIGHT-OF-WAY OF WHICH THE UNDERSIGNED HAS BEEN ADVISED OTHER THAN THOSE SHOWN ON THIS SURVEY.

THE MAP OF SURVEY IS INTENDED TO BE DISPLAYED AT THE SHOWN GRAPHIC SCALE IN ENGLISH UNITS OF MEASUREMENT. IN SOME CASES GRAPHIC REPRESENTATION HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE A PARTICULAR AREA WHERE DIMENSIONS SHALL HAVE PREFERENCE OVER GRAPHIC LOCATION.

THE ELEVATIONS (IF ANY) OF WELL-IDENTIFIED FEATURES AS DEPICTED ON THIS SURVEY AND MAP WERE MEASURED TO AN ESTIMATED VERTICAL POSITIONAL ACCURACY OF 1/20 FOOT FOR NATURAL GROUND SURFACES AND 1/100 FOOT FOR HARDSCAPE SURFACES, INCLUDING PAVEMENT, CURBS, SIDEWALKS AND OTHER MANMADE STRUCTURES.

THE SURVEYOR MAKES NO REPRESENTATION AS TO OWNERSHIP, POSSESSION OR OCCUPATION OF THE SUBJECT PROPERTY BY ANY ENTITY OR INDIVIDUAL.

ANY F.E.M.A. FLOOD ZONE INFORMATION PROVIDED ON THIS SURVEY IS FOR INFORMATIONAL PURPOSE ONLY AND IT WAS OBTAINED AT WWW.FEMA.COM.

IF YOU ARE READING THIS BOUNDARY SURVEY IN AN ELECTRONIC FORMAT, THE INFORMATION CONTAINED ON THIS DOCUMENT IS ONLY VALID IF THIS DOCUMENT IS ELECTRONICALLY SIGNED AS SPECIFIED IN CHAPTER 5J-17.062 (3) OF THE FLORIDA ADMINISTRATIVE CODE. IF THIS DOCUMENT IS IN PAPER FORMAT, IT IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE PROFESSIONAL LAND SURVEYOR AND MAPPER OF RECORD.

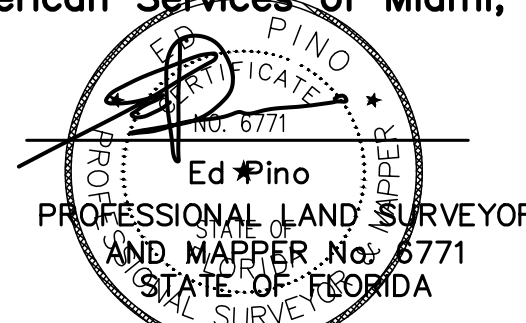
NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

**SURVEYOR'S CERTIFICATE**

WE HEREBY CERTIFY THAT THIS BOUNDARY AND TOPOGRAPHICAL SURVEY AND THE SURVEY MAP RESULTING THEREFROM WAS PERFORMED UNDER MY SUPERVISION AND/OR DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND FURTHER, THAT SAID "BOUNDARY AND TOPOGRAPHICAL SURVEY" MEETS THE INTENT OF THE APPLICABLE PROVISIONS OF THE "STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA", PURSUANT TO RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTING LAW, CHAPTER 472.027 FO THE FLORIDA STATUTES.

American Services of Miami, Corp.

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY  
ED PINO, PSJM ON THE DATE ADJACENT TO THE SEAL.  
PRINTED COPIES OF THIS DOCUMENT ARE NOT  
CONSIDERED SIGNED AND SEALED AND THE SIGNATURE  
MUST BE VERIFIED ON ANY ELECTRONIC COPIES.



DATE : JULY 28, 2022

AMERICAN SERVICES OF MIAMI, CORP.

Consulting Engineers . Planners . Surveyors

3195 PONCE DE LEON BLVD, SUITE 200  
CORAL GABLES, FL. 33134  
PHONE: (305)598-5101 FAX: (305)598-8627  
ASOMIAMI.COM

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FOR CLIENT  
SCALE: 1"=50'  
DATE: 01/15/20  
DESIGNED BY: E.P.  
APPROVED BY: E.P.  
DRAWN BY: D.A.  
FIELD BOOK No.  
CHECKED BY: E.P.  
PAGE No. 1

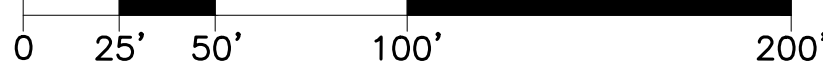
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19-375  
SHEET No.  
1



# TENTATIVE PLAT DOWN SOUTH

A SUBDIVISION OF A PORTION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4  
OF SECTION 33, TOWNSHIP 56 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA,  
LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA

SCALE: 1" = 50'



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AMERICAN SERVICES OF MIAMI, CORP.

Consulting Engineers . Planners . Surveyors

266 GIRLADA AVENUE  
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ASAD@AMERICAN.COM

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19-375  
SHEET No.  
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